

# Midtown Doral

7671 NW 107th Ave, Doral, FL 33178



**Price: \$55.00 /SF/YR**

Located within the vibrant Midtown Doral mixed-use development, the retail spaces at 7671 NW 107th Ave offer a rare opportunity to lease in one of Miami's fastest-growing submarkets. With over 1,800 residential units on-site and more than 100,000 SF of synergistic co-tenancy, this location is ideal for operators seeking visibility, foot traffic, and a built-in customer base.

The available ground-floor retail suites range from ±918 SF to ±3,172 SF and feature a mix of second-generation restaurant, office, and white-box conditions. Each space includes access to extensive outdoor patio seating, seamlessly integrated into the courtyard for a dynamic and inviting customer experience. Tenants benefit from a robust parking ratio of 7.7/1,000 SF via 264 garage spaces, ensuring convenience for both staff and visitors.

Surrounding co-tenancy includes Publix, T.J. Maxx, Wells Fargo, AT&T, F45, and other national brands, creating a high-traffic, amenity-rich environment. The property is strategically positioned in Miami's third-largest apartment market, with over 20,000 units nearby and 2,000+ within a one-mile radius. This demographic strength, combined with strong traffic counts and proximity to major thoroughfares, makes Midtown Doral a compelling location for retail, service, and wellness concepts.

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Great retail spaces available with advantageous demographics and potential opportunity for growth

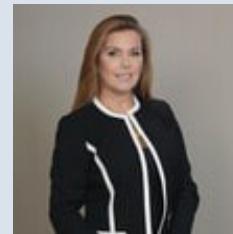
The average household income in the vicinity is a remarkable \$109,618, indicative of the prosperous community surrounding this property.

The area is bustling with activity during the workweek, with 238,891 daytime employees in close proximity, contribute to a vibrant economy

Located in Midtown Doral's 1,800-unit mixed-use community and positioned in Miami's third-largest apartment market

Surrounded by national anchors including Publix and T.J. Maxx

High parking ratio with 264 garage spaces for tenant convenience



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# Midtown Doral

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Building Photo

## Listing spaces

### 1st Floor Ste 1-02

Space Available	1,299 SF
Rental Rate	\$55.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Retail
Lease Term	Negotiable

The available suites are part of a thoughtfully designed pedestrian-friendly environment with extensive outdoor patio seating, ideal for food and beverage or service-oriented concepts. Tenants benefit from a best-in-class 7.7/1,000 SF parking ratio with 264 garage spaces dedicated to Phase II commercial users. The co-tenancy mix includes national and regional brands such as Publix, T.J. Maxx, Wells Fargo, AT&T, F45, and Club Pilates, creating strong synergy and daily foot traffic.

### 1st Floor Ste 2-08

Space Available	2,843 SF
Rental Rate	\$55.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Retail
Lease Term	Negotiable

Open space plan with street level entry.



Building Photo

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Building Exterior

## Listing spaces

### 1st Floor Ste 2-11

Space Available	2,000 SF
Rental Rate	\$55.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Restaurants And Cafes
Space Type	Relet
Space Use	Retail
Lease Term	Negotiable

Ready to move-in restaurant business fully operational, includes all restaurant furniture, counter top, fully decorated interior.

### 1st Floor Ste 2-12

Space Available	1,740 SF
Rental Rate	\$55.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Retail
Lease Term	Negotiable

Open space plan with street level entry.



Building Exterior

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## Property Photos



Building Exterior



Building Exterior

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## Property Photos



Aerial



Floor Plan

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## Location

